

## **ZONING ORDINANCE MODIFICATIONS**

### **PD-TRC Location, Size and Component Modification**

#### **Zoning Ordinance Requirements Modified**

*“Section 4-1102(A) Location and (C) District Subareas. The Transit Related District shall be divided into three (3) parts or subareas. The boundaries of the subareas will vary to correspond with physical and natural boundaries that limit compact development, pedestrian, and bicycle connections and movement, and access to the transit station...”*

#### **Approved Modification.**

The modification was approved allowing the PD-TRC district to be developed with only an Inner and Outer Core.

### **PD-TRC Mix of Uses Modification**

#### **Zoning Ordinance Requirements Modified**

*“Section 4-1109(A) Inner Core and Outer Core Subareas. The land use mix to be achieved within the combined Inner and Outer Core subareas shall meet the minimum as found in the table below...”*

<u>Land Use Category</u>	<u>Minimum</u>
Commercial & Retail Services	10%
...	”

#### **Approved Modification**

The modification was approved to eliminate the 10% minimum requirement.

### **PD-TRC Mix of Uses Modification**

#### **Zoning Ordinance Requirements Modified**

*“Section 4-1109(C) In order to exceed the minimum percentage in any one category, the minimum percentage in all three categories must be achieved as evidenced by an approved Final Development Plan.”*

#### **Approved Modification**

The modification was approved to eliminate this requirement.

## **Land Use Arrangement and Use Limitations Modification**

### Zoning Ordinance Requirements Modified

*"Section 4-1110(C) The Transit Related Center shall be arranged in a generally rectilinear pattern of interconnecting streets and blocks while maintaining respect for the natural landscape and floodplain."*

### Approved Modification

The modification was approved to eliminate the requirement of the Transit Related Center to be arranged in a generally rectilinear pattern of interconnecting streets and blocks.

## **Land Use Arrangement and Use Limitations Modification**

### Zoning Ordinance Requirements Modified

*"Section 4-1110(D). Land Use Arrangement and Use Limitation. Average block length (measured at the right-of-way) within the total development area that is the subject of a Final Development Plan shall not exceed 400 feet."*

### Approved Modification

The modification was approved to allow blocks to exceed the maximum distance of 400', not to exceed 800'. Due to the physical features of Centergate Drive, existing Stormwater Management Pond, and natural floodplain area, the maximum distance may not be achieved.

## **Building Placement and Uses Modification**

### Zoning Ordinance Requirements Modified

*"Section 4-1113(A)(1). Pedestrian-Oriented Building and Placement & Uses Within the Inner Core subarea, a minimum of 70% of any lot width, and within the Outer Core subarea, a minimum of 50% of any lot width that is adjacent to a public right-of-way or a plaza, shall be occupied by a building wall built to the setback line."*

### Approved Modification

A modification to 4-1113(A)(1) has been approved **only** for Lot 8, whereby 70% of any lot width adjacent to a public right-of-way must be occupied by a building wall built to the setback line within the Inner core be eliminated. Additionally, on Lot 8, the requirement for 50% of any lot width adjacent to a public right-of-way must be occupied by a building wall built to the setback line within the Outer Core subarea is eliminated.

## **Building Placement and Uses Modification**

### Zoning Ordinance Requirements Modified

*"Section 4-1113(B) Pedestrian-Oriented Building Placement & Uses. Within the Inner core subarea, at least 70% of the first floor building frontage, and within the Outer core subarea at least 30% of the first floor building frontage, as required in subsection 4-1113(A)(1), shall contain pedestrian-oriented development, preferably commercial retail and service uses, on the first floor. In multi-family buildings, these percentages may be accomplished with residential accessory uses, lobbies, mailboxes, meeting rooms, and indoor recreation uses. This section shall not apply to single-family dwellings."*

### Approved Modification

The modification was approved for Section 4-1113(B) to eliminate the outer core 30% maximum first floor pedestrian-oriented development for the multi-family (2 over 2) units on Lot 12.

## **Buildings Setbacks and Access from Major Road**

### Zoning Ordinance Requirements Modified

*"Section 4-1121(C) Private Streets, serving single family attached, townhouse, and multi-family uses only, may be constructed to private street standards set forth in the Facilities Standards Manual."*

### Approved Modification

The modification was approved to allow commercial uses to be accessed by private streets.

## **Setbacks from Specific Roads Modification**

### Zoning Ordinance Requirements Modified

*"Section 5-900 (A) Building Setbacks from Roads. (2) Dulles Toll Road Extension. 150 Feet. (C) Parking Lot Setbacks from Roads. 100 Feet, landscaped in accordance with the requirements of Section 5-1414(B)(3)."*

### Approved Modification

The modification of Section 5-900(A)(2) and (C) was approved to maintain 125' Building setback and 50' parking setback (for both surface and structure parking) along the existing Dulles Greenway (Route 267) in accordance with the previously approved Rezoning, ZMAP-1989-0038.

## **PD-TRC Buffer Yard and Screening Modification**

### Zoning Ordinance Requirements Modified

*"Section 4-1414(B)(3) Buffer Yard Type 3. Berm required adjacent to an Arterial Road. An earthen berm with a minimum height of four feet with a slope not to exceed 3:1 planted with turf or ground material."*

### Approved Modification

The modification was approved to remove the requirement for a berm in areas for the storm water outfall under the Dulles Greenway and into the existing storm water management pond. The modification also removes the requirement for a berm where its provision would result in the removal of existing vegetation (as identified on the CDP within Tree Conservation Areas).